



DELRAY ESTUARY HOMEOWNERS ASSOCIATION, INC.

c/o Associated Property Management of the Palm Beaches, Inc.
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**BOARD OF DIRECTORS MEETING
Thursday, May 12, 2022
5:30pm
VIA ZOOM**

CALL TO ORDER

Meeting was called to order by President Chris Salamone at 5:31PM

Board Members Present:

Chris Salamone, President
Steve Alport, Vice President
Don Uselmann, Secretary
Cynthia Brown, Director

Representing Associated Property Management of the Palm Beaches, Inc. (APM) was Meredith Rubin
Community Association Manager.

There were approximately 18 members present.

MINUTES

Dianne Letzelter made a motion to approve the minutes of the April 5, 2022, Board meeting. Don Uselmann seconded the motion. The motion passed unanimously.

Dianne Letzelter made a motion to approve the minutes of the April 5, 2022, ALC Guidelines Amendment meeting. Don Uselmann seconded the motion. The motion passed unanimously.

TREASURER'S REPORT

Dianne Letzelter reviewed the April 2022 financial statement.

PRESIDENT'S REPORT

Chris Salamone made opening remarks.

MANAGER'S REPORT

Meredith Rubin presented the proposal from Tri County Pavers to repair the common area pavers through-out the Community. The Board asked that she ask Tri County to revise the proposal for state 3 crew members work 8-hour days at a cost of \$1250 per day.

Don Uselmann made a motion to approve the proposal from Tri County Pavers with the changes requested for a cost not to exceed \$10,000 to repair the common area pavers. Cynthia Brown seconded the motion. The motion passed unanimously.

ALC COMMITTEE

Julie Hagnauer gave the ALC report.

Julie Hagnauer reported that the following applications were approved by the ALC:

- 1340 – Landscape replacement and patio installation
- 1320 – Roof replacement
- 1464 – Roof replacement
- 1447 – Third floor AC unit
- 817 – Roof replacement
- 803 – Areca cut back/stone and edging installation in the rear of the home

Steve Alport made a motion to approve the ALC applications as presented. Don Uselmann seconded the motion. The motion passed unanimously.

Julie Hagnauer reported the status of the following ALC applications:

- Applications in process
 - 1564 - Landscape replacement and patio installation
 - 1571 – Remove fence and install plants
 - 1599 – Waiting for signed Indemnity and final approval-

Julie Hagnauer reported that the ALC had received proposals to install liriopie on the back wall and Estuary Way in the amount of \$647.77 and plantings on the lake in the amount of \$1,185.

Dianne Letzelter made a motion to approve the proposals from Xtreme Landscaping for the liriopie on the back wall and Estuary Way and the lake plantings. Don Uselmann seconded the motion. The motion passed unanimously.

COMMUNICATIONS

Bob Smith gave the Communications report.

Bob Smith reviewed the Comcast contract and reported that Comcast installations would start June 1, 2022. Letters are being sent to all homeowners.

A cable outlet was installed at the pool. The Wi-Fi installation is in process. Meetings and presentations will be able to be done at the pool.

Street signs were ordered.

SECURITY

Bob Smith gave the security report.

The hurricane plan was distributed. A reminder was sent to all homeowners to bring projectiles in before leaving for the season.

Steve Alport was appointed watch captain.

Steve Alport made a motion to approve a proposal from Line Tec in the amount of \$81836 to install a conduit under the driveway at the gate. Don Uselmann seconded the motion. The motion passed unanimously.

WELCOME COMMITTEE

No report

OLD BUSINESS

None

NEW BUSINESS*Review Committee*

Cynthia Brown made a motion to appoint Julie Roberts to the Review Committee. Steve Alport seconded the motion. The motion passed unanimously.

NEXT MEETING:

The next Board meeting will be as follows:

Board meeting: June 23, 2022 at 5:30pm via Zoom.

ADJOURNMENT

There being no further business, Dianne Letzelter motioned to adjourn the meeting. Steve Alport seconded. All in favor.

Meeting was adjourned at 7:15pm.

Respectfully submitted by,
Meredith Rubin, LCAM